





From:  Sandra Curro   
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Cc:

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2004

Approved January 8,

**Fire Station Building Committee:**  
Meeting Minutes of  
December 15, 2003 at the Belmont VFW, Trapelo Road.

Present: Robert McLaughlin, Chairman, Leo Saidnawey, Vice-Chairman, David Baldwin, Joanne Coakley, John Greene, Linda Oates, William Shea, and William Webster.

Also present: Belmont Fire Chief William Osterhaus, Assistant Chief David Frizzell

Also present from Donham and Sweeney Brett Donham and Marshall McLean.

Meeting called to order at 7:10 p.m.

Chairman McLaughlin: Introduction of the Committee members. The purpose of meeting is to hear what the residents have to say regarding the new Fire Station Headquarter Building. Provides a brief history of the Committee. Thanks residents for being in attendance.

Brett Donham presents a PowerPoint presentation of proposed exterior and interior of Headquarters Building.

Comments/questions/feedback from Residents:

Lynne Doblin, Precinct 5 Town Meeting Member: The building is very attractive but she is attached to a red brick exterior. What is the cost difference between the brick and (ground face block) exteriors?

Brett Donham: The ground face block is a little less expensive than brick. It is available in a variety of colors, including red.

Lynne Doblin: She prefers red brick.

Chairman McLaughlin: Is it the color red versus color yellow or the red brick?

Lynne Doblin: It is both.

Don Mercier: Prefers red brick exterior. Is there a way to use a combination of exterior designs to create a classic look with texture? Proposed design has the look and feel of a warehouse, is there something other than stucco or a combination of materials that can be used?

Brett Donham: We will look into the alternatives.

Comment: How many fire personnel on duty in each station?

Chief Osterhaus: 6 personnel on duty in Belmont Center location and 7 personnel at the Trapelo Road location 24 hours a day. Hopefully the number of personnel will increase over the years.

Don Becker: Is the number of square feet of the building patterned in accordance with standards in industry? Is the building bigger or smaller?

Brett Donham: There are no industry standards. Over 1/3 of the building space will be used for apparatus. Each building is custom designed for the department needs. There is no extra space once the furniture, etc. is in the building. It is a very economical building design in terms of space.

Andrea Masciari (Precinct 5): What about traffic lights? Concerned that Flett Road will be used as a cut-through.

Chief Osterhaus: In the beginning people may try to use Flett Road as a cut-through, but they will soon find that it is less efficient than waiting for the fire apparatus to pull out of the station. The Fire Dept. will be using the apron to back equipment into the station, thus elimination traffic back-ups.

Don Mercier: What about constructing a steel building? The façade would look like red brick. Has the architect considered a steel building and if not why? Suggests Committee looks into steel building. The biggest cost of a brick façade is the masons.

Brett Donham: The building is made out of a steel frame. A steel building is typically cheap and lasts about 25-30 years.

Chairman McLaughlin: The Committee is very cognizant of the fact that it needs 2/3 vote at Town Meeting and majority vote at Debt Exclusion. All building construction options will be explored.

Don Mercier: How is the architect paid?

Chairman McLaughlin: Architect is paid on a negotiated flat fee basis. There is a terrific effort on Trapelo Road to upgrade and jumpstart development of the area. The Fire Station Headquarters is the key building in that design and should look good.

David Webster (Precinct 4, Town Meeting Member): The building will look better darker. Curious about the operating cost and energy efficiency, what about solar heating?

Brett Donham: As we get further into the detail design specifications we will look into energy efficiency, solar energy, geothermal energy. Looking at the life-cycle cost. Using linoleum versus vinyl flooring, re-newable versus non-renewable materials, using sustainable products.

Jim Garzy: Are any of the bays drive through?

Brett Donham: Two bays have doors on the backside of the building. They are for reserve apparatus to exit out of the rear door.

Comment: Will equipment be traveling down Flett Road?

Chief Osterhaus: No, we will rarely use Flett Road.

Comment: What road would the fire department take to Belmont Center?

Chief Osterhaus: Common Street is the most desirable route; we will stay off Beech Street as much as possible.

Comment: What about the generator in the back of the building?

Brett Donham: It will be behind a masonry wall and shielded with landscaping.

Thayer Donham, Precinct 5 Town Meeting Member: Likes the hose tower to be used as a traditional design element. Maybe it can be brought into the front of the building and used as more of a design element of the building. The proposed design of the building has a commercial look to it.

Comments: Important that Trapelo Road gets a facelift and the Fire Station, as a public building has a lot of pizzazz to it.

Comments: Is there any need for water storage?

Brett Donham: Under the Storm Management Act we would not need to have water storage.

Comment: Concern regarding green space.

Brett Donham: Currently the lot is 0% green and it will be 15% landscaped when the project is completed.

Comment: Where will the communication equipment be going?

Asst Chief Frizzell: Some of the equipment will stay in Belmont Center and some will be moved to the Trapelo Road location.

Andrea Masciari, Precinct 5 (Flett Road): What are the room and sink for hazardous material and where will the materials go? Into the sewer line we use?

Brett Donham: The equipment used in transporting patients need to be washed down. The water and waste will be confined and taken to the proper waste facility.

Andrea Masciari: What about the removal of the chain link fence? Concerned that people will try to access video store from rear of building.

Brett Donham/Chief Osterhaus: We have no intention of removing fence.

Comment: Regarding green space, will there be tall shrubs on the side of the building where Video Plus is?

Brett Donham: Yes and we will add windows to that side of the building (the apparatus room).

Rosemary Burke: Will the fire station be for existing apparatus or expand the number of apparatus?

Chief Osterhaus: It will be for the apparatus we now have plus reserve apparatus. Apparatus includes in service ambulance, engine, shift commander vehicle, reserve confined space high angle trench rescue, off road brush truck. With these pieces of equipment the station is pretty well filled.

Rosemary Burke: Can we borrow reserve equipment from local stations?

Chief Osterhaus: No.

Comment: Will the ladder truck be in Belmont Center?

Chief Osterhaus: At this time, yes.

Lynne Doblin: Will the training room be open to community groups?

Chief Osterhaus: It is an option he would consider.

Dick Candee, Precinct 2: Very impressed with the thought the Committee has put into the process.

Comment: It is important to make the building a centerpiece the public can be proud of.

Comment: There is a magazine called Fire Chief, which highlights fire stations. It can be accessed by going to [firechief.com](http://firechief.com).

Chairman McLaughlin: Brett, maybe you can describe the variance we need on height.

Brett Donham: We are 4 feet over the height variance and we need a zoning height variance.

Comment: Resident of Flett Road wonders what the surveyors are doing on Flett Road.

Brett Donham: A special survey is needed for the property due to the fact it is a "friendly taking" of land; the Land Court requires 6 benchmarks which are legal and technical requirements the Town needs to acquire the property.

Chairman McLaughlin: Town is exercising power of eminent domain, the price has been negotiated and the order of taking, according to the Land Court has more legal requirements.

Comment: Consensus of residents in attendance at meeting that building needs to have a New England feel to it. The top floor needs more architectural detail to give it a New England feel.

Chairman McLaughlin: Brett, where does the building façade come into play in the design process?

Brett Donham: By the time of the Town Meeting.

Vice Chairman Saidnawey: The Committee will have an information booth/bulletin board at the site. There is one at Town yard we can use. We will use it for posting drawings, etc. We want the residents to give us your feedback, input, etc.

Comment: Thank you for having this meeting and allowing us (the residents) to have a chance to make comments and provide input.

Chairman McLaughlin: It is important for the Town to have the residents input.

Comment: Concerned about sustainable development and loss of heat when doors open for the apparatus to leave

Brett Donham: The apparatus room is not air-conditioned. We will use passive solar heating; there will be timers on the doors after the apparatus leave. We are looking into using sustainable materials.

Chairman McLaughlin: The issue of sustainable development is in the forefront of the Committee's mind. We are using a LEED's certified architect. There are 3 factors involved in sustainable development:

- 1 – capitol cost
- 2 – maintenance cost
- 3 – environmental impact

Comment: The cost of a new building with lower maintenance costs will save quite a bit of money in the long run.

Comment: Aesthetic points: maybe use benches in addition to the landscaping. Use privately funded artwork for the front of the building.

Rosemary Burke: Can the bedrooms be consolidated? Wants a more consolidated second floor. Feels building is over the top for what Belmont needs. Sees building as being too extravagant.

Chief Osterhaus: We need to be able to have room for personnel in an emergency situation. The building is a long-term investment; we are trying to plan with forethought of our future needs.

Brett Donham: Bunkrooms actually take up more square feet than individual bedrooms.

Vice Chairman Saidnawey will look in to the subject of steel building and get back to resident Don Mercier.

Meeting adjourns at 8:45 p.m.

Respectfully submitted,

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Linda Oates, Clerk